Monterey County Planning Commission

AGENDA

Wednesday, July 8, 2009

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Keith Vandevere  Vice-Chair: Jay Brown  Secretary: Mike Novo

Commissioners:
Steve Pessagno  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Nancy Isakson  Juan Sanchez
Matthew Ottone  Martha Diehl
Don Rochester  Keith Vandevere

PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: NONE

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - MURRAY JAMES G III & MERIWETHER - PLN070388
Planning Area: Carmel Area. Project Planner: Joe Sidor. Environmental Status: Mitigated Negative Declaration Prepared. Project Description: Combined Development Permit Consisting Of: 1) A Coastal Administrative Permit For The Demolition Of An Existing 2,092 Square Foot Single Family Dwelling With Attached 400 Square Foot Garage, Construction Of A New 2,615 Square Foot Single Family Dwelling With A 715 Square Foot Attached Garage, And Grading Of Approximately 640 Cubic Yards Of Cut And Fill; 2) A Coastal Development Permit To Allow Development Within 50 Feet Of A Coastal Bluff; 3) A Coastal Development Permit To Allow Development Within 750 Feet Of A Known Archaeological Resource; 4) A Coastal Development Permit To Allow Development On Slope Greater Than 30 Percent; And 5) Design Approval. The Property Is Located At 243 Highway 1, Carmel Highlands (Assessor’s Parcel Number 241-182-015-000), Carmel Area,
2. **9:00AM - FERNANDEZ GONZALO & GLORIA - PLN070121**
   **Planning Area:** North County (Coastal Zone).  **Project Planner:** Craig Spencer.  **Environmental Status:** Mitigated Negative Declaration Prepared.  **Project Description:** Combined Development Permit Consisting of: 1) A Coastal Administrative Permit To Allow The Construction Of A 4,254 Square Foot Two-Story Single Family Dwelling With A 626 Square Foot Attached Garage, 511 Square Feet Of Balconies, 223 Square Feet Of Porches, 48 Square Foot Entry Porch; Install A New Water Tank, Grading Of Approximately 5,000 Cubic Yards (2,500 Cubic Yards Fill And 2,500 Cubic Yards Of Cut); 2) A Coastal Development Permit To Allow Development On Slopes Over 25% (Driveway); And 3) Coastal Development Permit To Allow Construction Within 100 Feet Of Environmentally Sensitive Habitat. The Property Is Located At 283 Maher Road, Royal Oaks (Assessor's Parcel Number 181-091-004-000), North County Area, Coastal Zone.  **Recommended Action:** Adopt Mitigated Negative Declaration With Mitigation Monitoring Plan And Approve Project

3. **10:00AM - HATFIELD DEAN C JR TR & STONE - PLN090170**
   **Planning Area:** Carmel Valley Master Plan Area.  **Project Planner:** Steve Mason.  **Environmental Status:** Categorically Exempt.  **Project Description:** Use Permit (Third) To Allow The Continued Operation, For Five Years, Of An Established Cottage Industry (Micro-Brewery) For The Processing And Making Of Beer In A 130 Square Foot Portion Of An Existing Approximately 1,800 Square Foot Barn. The Micro Brewery Produces Between 5,000 And 10,000 Gallons Of Beer Per Year (40-200 Gallons Per Week). The Property, A 44-Acre Parcel, Is Located At 66 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-021-005-000), North Of Carmel Valley Road, East Of Carmel Valley Village, Carmel Valley Master Plan Area.  **Recommended Action:** Approve Project

4. **10:00AM - HOLMAN RANCH HOLDINGS LLC - PLN080450**
   **Planning Area:** Carmel Valley Master Plan Area.  **Project Planner:** Paula Bradley.  **Environmental Status:** Mitigated Negative Declaration Prepared.  **Project Description:** Combined Development Permit Consisting Of: 1) A Use Permit For A 3,330 Square Foot Agricultural Processing Plant For A Winery Producing Up To 5,000 Cases Per Year, A 3,050 Square Foot Wine Storage Cave, And A 240 Square Foot Equipment Storage Building, And Grading 3,960 Cubic Yards (Approximately 1,980 Cubic Yards Cut And 1,980 Cubic Yards Fill, Balanced On-Site; 2) A Use Permit For The Removal Of Nine Protected Oak Trees; 3) A Use Permit For Development On Slopes In Excess Of 30%; 4) An Administrative Permit For Development In A Site Plan Review District; And 5) Design Approval. The Property Is Located At 60 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-001-000) Carmel Valley Master Plan Area.
RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT

5. 1:30 PM – LAND USE ADVISORY COMMITTEES – PD090198
   PLANNING AREA: COUNTY-WIDE. PROJECT PLANNER: CARL HOLM. ENVIRONMENTAL STATUS: N/A. PROJECT DESCRIPTION: CONSIDER MEMBERSHIP CHANGES OF LAND USE ADVISORY COMMITTEES. RECOMMENDED ACTION: CONSIDER REAPPOINTMENTS TO VARIOUS LUACs AND MEMBERSHIP CHANGES.

6. 1:30 PM - GENERAL PLAN 2007 - PLN070525
   PLANNING AREA: INLAND COUNTY AREA. PROJECT PLANNER: ALANA KNASTER/Carl Holm. ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: CONDUCT A WORKSHOP TO CONSIDER SEVERAL DRAFT GENERAL PLAN UPDATE POLICIES IN THE OPEN SPACE ELEMENT, AGRICULTURAL WINERY CORRIDOR PLAN AND RELATED PROPOSED MITIGATION MEASURES. DISCUSS SCHEDULE AND TOPICS FOR FUTURE COMMISSION REVIEW. RECOMMENDED ACTION: PROVIDE DIRECTION TO STAFF.

7. 1:30 PM – MONTEREY COUNTY COMMUNITY WILDFIRE PROTECTION PLAN (MCCWPP) – PD090290
   PLANNING AREA: COASTAL AND INLAND. PROJECT PLANNER: CARL HOLM. PROJECT DESCRIPTION: PROVIDE DIRECTION FOR FIRE FUEL MANAGEMENT AND CONSIDER DRAFT MONTEREY COUNTY COMMUNITY WILDFIRE PROTECTION PLAN (MCCWPP). RECOMMENDED ACTION: CONSIDER ALTERNATIVES TO ADDRESSING FIRE FUEL MANAGEMENT.

G. OTHER MATTERS: (LUAC names for appointments will be inserted here)

H. DEPARTMENT REPORT

I. ADJOURNMENT

The Recommendation Action section indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

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